



Madison County Government
Madison County Administration Building
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Chris Slusser
County Board Chairman

BUILDING & ZONING COMMITTEE MEETING
JULY 8, 2025 - 5:00 PM
COUNTY BOARD ROOM #203 | 157 N. MAIN ST. | EDWARDSVILLE, IL 62025

SPECIAL MEETING AGENDA

A. CALL TO ORDER:

B. ROLL CALL:

Mick Madison, Chair
Frank Dickerson
Bobby Ross
Terry Eaker
Nick Petrillo
John Janek
Fred Michael

C. PUBLIC COMMENT:

D. APPROVAL OF MINUTES:

1. June 3, 2025 Building & Zoning Committee Minutes

E. ZONING RESOLUTIONS:

1. Resolution Z25-0031 – Petition of Reynaldo Marin, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a mobile home on site for the occupancy of Reynaldo Marin for a period not to exceed 5 years. This is located in Nameoki Township at 3302 Harvard Place, Collinsville, Illinois, County Board District #16, PIN# 17-2-20-36-03-304-002 (**ZBA Recommended Approval with Conditions**)
2. Resolution Z25-0033 – Petition of SV CSG Roxana, LLC, applicant on behalf of Daniels, LLC, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 21 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “R-1” Single-Family Residential District in Ft Russell Township at 4884 Wanda Rd, Roxana, Illinois, County Board District #14, PIN# 15-1-09-31-00-000-016.005 (**ZBA Recommended Approval with Conditions**)
3. Resolution Z25-0034 – Petition of SV CSG Roxana, LLC, applicant on behalf of Timothy Paul Keller and Andrea Keller, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 21 of the Madison County Zoning Ordinance in order to develop a Commercial Solar Energy Facility on site. This is located in an “R-1” Single-Family Residential District in Ft Russell Township about ¼ mile north of the intersection of Wanda Rd and Old Alton Edwardsville Rd, Roxana, Illinois, County Board District #14, PIN# 15-1-

09-31-00-000-016.006 (ZBA Recommended Approval with Conditions)

4. Resolution Z25-0035 – Petition of Cory Alexander, owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a single-wide mobile home on site for the occupancy of Cory Alexander and Christian Alexander for a period not to exceed 5 years. This is located in an “A” Agricultural District in Helvetia Township at 901 State Route 160, Highland, Illinois, County Board District #1, PIN# 01-1-24-19-00-000-015.001 **(ZBA Recommended Approval with Conditions)**
5. Resolution Z25-0036 – Petition of Kevin and Kathy Dotson, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory building that would be 21 feet from the front property line instead of the required 50 feet. This is located in an “A” Agricultural District in Jarvis Township at 8152 Lebanon Rd, Troy, Illinois, County Board District #2, PIN# 09-2-22-33-00-000-015 **(ZBA Recommended Approval)**
6. Resolution Z25-0038 – Petition of Jacob and Christine Frech, owners of record, requesting a variance as per §93.026, Section B, Item 9 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 9 feet from the rear (east) property line instead of the required 25 feet. This is located in an “R-5” Multiple-Family Residential District in Ft Russell Township at 542 Pheasant Ln, Moro, Illinois, County Board District #14, PIN# 15-2-09-08-01-101-067 **(ZBA Recommended Approval)**
7. Resolution Z25-0039 – Petition of JLP Homes LLC, applicant on behalf of Michael and Jeanna Raney, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that will be 20 feet from the side property lines instead of the required 40 feet. This is located in an “A” Agricultural District in St Jacob Township at 10724 Hill Ridge Dr, Trenton, Illinois, County Board District #4, PIN# 05-2-23-33-00-000-009 **(ZBA Recommended Approval)**
8. Resolution Z25-0040 – Petition of Dale and Patty Wheeler, owners of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard. This is located in an “R-3” Single-Family Residential District in Ft Russell Township at 359 Wanda Dr, Edwardsville, Illinois, County Board District #5, PIN# 15-2-09-01-02-204-008 **(ZBA Recommended Approval)**

F. SUBDIVISIONS:

1. BBT - Klenke Lease - Minor Plat

G. PURCHASE APPROVALS:

1. Monthly Bills

H. PURCHASE REQUESTS:

I. PURCHASE RESOLUTIONS:

J. RESOLUTIONS/ORDINANCES:

K. REFUNDS:

1. Refund Request - B2025-0436
2. Refund Request - Z25-0041
3. Refund Request - Liquor License Application Fee
4. Refund Request - B2025-0459

L. ADMINISTRATOR'S REPORTS:

M. UNFINISHED BUSINESS:

N. NEW BUSINESS:

O. CLOSED SESSION:

1. Closed Session, if necessary, for any lawful exemption pursuant to Section 2(c) of the Illinois Open Meetings Act

P. ADJOURNMENT:

The next regularly scheduled meeting of the Building & Zoning Committee will be August 5, 2025

If you have a disability and require a reasonable accommodation to attend this meeting, please contact the County's Compliance Coordinators within 3 business days prior to the scheduled meeting at 618/296-4546 or 618/296-4027 or by email hr@madisoncountyl.gov.